

**LOS CERRITOS  
WETLANDS  
AUTHORITY**

900 S. Fremont Avenue  
Annex, 2<sup>nd</sup> Floor  
Alhambra, CA 91802

**Board Meeting Materials**

September 19, 2006

**Board Members**

Larry B. McKenney, Rivers and Mountains Conservancy, Vice Chair  
John Larson, City of Seal Beach  
Gary DeLong, City of Long Beach  
Sam Schuchat, State Coastal Conservancy

**NOTICE OF PUBLIC MEETING**

The public meeting of the  
**Los Cerritos Wetlands Authority (LCWA)**  
will be held on  
**Tuesday, September 19, 2006 at 10:00 a.m.**  
at the following location:  
Long Beach Museum of Art  
2300 East Ocean Blvd.  
Long Beach, CA 90814

**AGENDA**

1. Roll Call
2. Election of Chair
3. Public Comment  
*Individuals wishing to comment must fill out a comment card at the meeting for the official record and will be allowed three minutes to speak, and representatives of organizations/agencies will be allowed five minutes to speak. Speaker time may be reduced depending on the number of speakers.*
4. Approval of May 19, 2006 Minutes
5. Discussion of the Los Cerritos Wetlands Phase I parcels (formerly known as the Bryant parcels) and consideration of resolution authorizing staff to proceed with preliminary planning for site work and installation of signage.
6. Discussion and consideration of possible action to adopt a preliminary FY 06/07 Workplan.
7. Consideration of resolution authorizing the Executive Officer to negotiate and execute such agreements as may be necessary to provide for appropriate stewardship of the Los Cerritos Wetlands Phase I parcels.
8. Consideration of resolution adopting the FY 06/07 budget.
9. Consideration of resolution authorizing the Executive Officer to approve payments for FY 06/07 budget items consistent with the adopted fiscal policies.
10. Consideration of resolution authorizing negotiations for possible acquisition of ~100 acres of land commonly known as the "Hellman" property in the City of Seal Beach.  
Property Description: Assessor Parcel Nos.: 043-160-31, 043-160-32, 043-160-59 (Portion), 043-160-61 (Portion), 095-010-25 (Portion), 095-010-26 (Portion), 095-010-59 (Portion).  
Property Owner: Hellman Properties LLC, A California Limited Liability Company;  
Property Owner Negotiator: Jerry Tone.  
LCWA Negotiators: Elena Eger, Mary Small, Jack Liebster, and Belinda V. Faustinos  
Under Consideration: Price and terms  
*(This item may be heard in closed session).*
11. Consideration of resolution supporting Proposition 84.
12. Statements, responses, questions or directions to staff pursuant to Section 54954.2(a) of the Government Code.
13. Establish regular meeting time and place, and announcement of next meeting.
14. Adjournment upon completion of business.

*Public participation is welcome on any agenda item. During the meeting the Governing Board may hold a closed session on any item pursuant to Government Code sections 54956.8 and 54956.9. Members of the public wishing to address the Governing Body on any item should*

*address the President of the Authority in advance of the meeting. Questions about the agenda items should be addressed to Valorie Shatynski at (626) 458-7174.*

Note: In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in the meeting, including auxiliary aids or services, please contact Valorie Shatynski at 458-7174 at least 3 days prior to the meeting.

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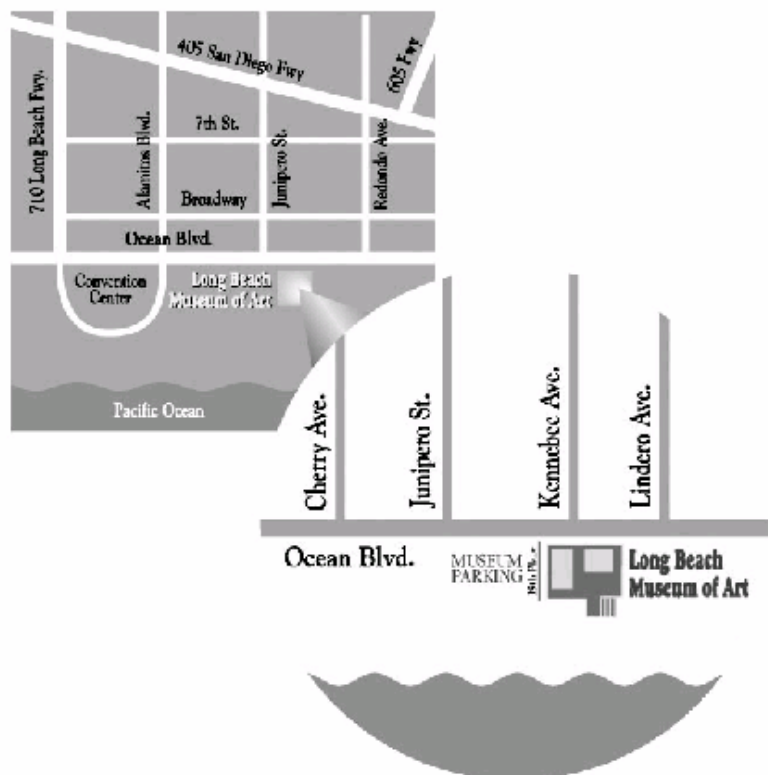
### Directions

From the North: Take 405 South to 710 South. Stay in the left lanes, following the signs for the Aquarium of the Pacific. The 710 will end and become Shoreline Drive, no stops or turns are necessary. Continue east on Shoreline Drive, going past the Aquarium and the Convention Center. At the traffic light at Ocean Blvd, turn right. Go East on Ocean Blvd. approx 2-3 miles. Once you pass Junipero, the Museum Parking Lot is on your immediate right. The Museum is approx 100 yards further East on Ocean Blvd.

From Orange County, take the 405 Freeway North, exit 7th Street to Redondo Avenue and turn left. Proceed to Ocean Boulevard and turn right. The Museum will be on your Left.

### Parking

The Museum parking lot is located ½ block west of the museum next to a pink and white apartment building. A parking director will be there to assist guests in finding our private parking lot.



**MINUTES  
BOARD MEETING  
LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
May 25, 2006**

**CALL TO ORDER:** 11:04 am – Third District Field Office, City of Long Beach, 340 Nieto Avenue, Long Beach, CA 90814.

**MEMBERS PRESENT:** Chair Frank Colonna, Vice Chair Larry McKenney, Mr. Sam Schuchat and Mr. Mike Levitt (for Mr. Larson).

**MEMBERS ABSENT:** Mr. Daniel Sulzer

**STAFF PRESENT:** Belinda Faustinos, Executive Officer  
Terry Fujimoto, Deputy Attorney General  
Valerie Thompson, Executive Secretary

**1. ADMINISTRATION OF OATH OF OFFICE TO GOVERNING BOARD MEMBERS.**

Terry Fujimoto, Deputy Attorney General, administered the Oath of Office to the Los Cerritos Wetlands Authority (LCWA) Governing Board members: Frank Colonna; City of Long Beach, Sam Schuchat; California Coastal Conservancy, Larry McKenney; Rivers and Mountains Conservancy, and alternate for John Larson, Mike Levitt; City of Seal Beach..

**2. ELECTION OF OFFICERS**

The nominations were opened for the election of a Chair.

**Mr. McKenney nominated Frank Colonna as Chair; Mr. Schuchat seconded the motion. No other nominations were forthcoming. Unanimously passed.**

Chair Colonna expressed that it has been an honor to have been involved with the Los Cerritos Wetlands and that he would do his very best as Chair of the Authority.

The nominations were opened for the election of a Vice Chair.

**Chair Colonna nominated Larry McKenney as Vice Chair; Mr. Schuchat seconded the motion. No other nominations were forthcoming. Unanimously passed.**

**3. PUBLIC COMMENTS**

Ann Dennison, Los Cerritos Wetlands Land Trust, expressed gratitude for the Authority and their efforts in preserving the Los Cerritos Wetlands and how their organization is in support of the acquisition and restoration of the wetlands. She informed the Board about their community outreach and the community's willingness to participate and volunteer if their services are needed.

Rick Trent, prior Chair of the Los Cerritos Wetlands Study Group, submitted a final copy

of the report. He gave an in-depth summary of the report which included a study of the wetlands and surrounding area including the developable areas around the wetlands, and it was noted that the opinion from authorities, such as, traffic engineers, petroleum managers, and the Coastal Conservancy, etc. were considered. He also noted that the group was in support of a Joint Powers Agreement and that they were happy that the LCWA has been formed to oversee the project.

#### **4. STAFF REPORTS**

- A. CONSIDERATION FOR POSSIBLE APPROVAL OF A RESOLUTION AUTHORIZING THE LCWA TO ENTER INTO AN AGREEMENT OF LAND TRANSFER TO THE LCWA FROM THE TRUST FOR PUBLIC LAND OF APPROXIMATELY 68 ACRES OF PROPERTY (PORTIONS OF LOS ANGELES COUNTY ASSESSOR PARCEL NUMBERS 7237-020-006 AND 7237-020-007) COMMONLY KNOWN AS THE "BRYANT PROPERTY", IN LONG BEACH AND AUTHORIZATION FOR THE LCWA TO ENTER INTO SUCH OTHER AGREEMENTS AS MAY BE NECESSARY TO TAKE TITLE TO THE BRYANT PROPERTY, INCLUDING, BUT NOT LIMITED TO, A LAND USE AGREEMENT; A TERMINATION OF OIL AND GAS LEASE AND GRANT OF EASEMENTS AND AN ENVIRONMENTAL INDEMNITY AGREEMENT. THIS ACTION SHALL INCLUDE THE FOLLOWING: CONFERENCE WITH REAL PROPERTY NEGOTIATORS PROPERTY: APN 7237-020-006 AND 7237-020-007. AGENCY NEGOTIATORS: BELINDA V. FAUSTINOS AND MARY SMALL. NEGOTIATING PARTIES: TRUST FOR PUBLIC LAND AND SIGNAL HILL PETROLEUM. UNDER NEGOTIATION: PRICE AND TERMS. [THIS ITEM MAY BE HEARD IN CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8 AND 54957.1)**

Ms. Faustinos introduced Ms. Mary Small, California Coastal Conservancy, who gave an in-depth presentation regarding the acquisition of the property known as the "Bryant Property". The purpose for the presentation was to give the Board an outline of the proposed final transaction. The presentation included a summary of the purpose of the JPA which was to acquire the Los Cerritos Wetlands property, and to manage and plan for the long term restoration of those properties involved for habitat and public access; an overview of the proposed transaction for the acquisition of the Bryant Property, what would be acquired and how the deal is structured; a visual was displayed and description of the property given; an explanation of the legal agreements that are necessary to effect the transaction and a summary of the major deal points of each agreement were discussed so that the Board would have a clear understanding of the elements which included the land transfer agreement, land use agreement, oil and gas agreement, and environmental indemnification agreement; and a visual (survey map) of the Bryant property was displayed and an in-depth description of the area in relation to easements was given.

The Board expressed concerns relating to the agreements which included inquiries from Chair Colonna regarding the LCWA being subject to the contingencies if the resolution were approved, and the first right of refusal to the LCWA to acquire additional property; Mr. Schuchat regarding the land use agreement and how it would be enforced in the future if either party had a dispute; Vice Chair McKenney regarding easements being granted after closing

of escrow, if there were any problems with a two year appraisal, and if the gas production would be compatible with the LCWA's purpose; and Mr. Levitt regarding the surface rights to 500 feet and slant drilling operations. All of the inquiries were answered and satisfied by Mr. Fujimoto, Ms. Small, Ms. Faustinos, Ms. Trish Chapman; Coastal Conservancy, and Mr. Slater; of Signal Hill Petroleum.

**Mr. Schuchat moved to adopt the resolution; Mr. Levitt seconded the motion. Unanimously passed.**

Members of the public made inquiries and comments. Mr. Thomas Markasee was interested in knowing what type of development would occur on the remaining properties and if any of the remaining property is subject to future negotiations, and he voiced concerns regarding the Sea Dip ordinance and conditional use permits. Mr. Eric Zoe complimented the LCWA and voiced concerns regarding the remaining Bryant property as well. The inquiries were answered and satisfied by Ms. Small and Chair Colonna.

**B. CONSIDERATION OF RESOLUTION AUTHORIZING THE EXECUTIVE OFFICER TO PURCHASE A GENERAL LIABILITY POLICY FOR THE LCWA AND SUCH PROPERTY INSURANCE AS MAY BE NECESSARY FOR THE LCWA TO HOLD TITLE TO THE BRYANT PROPERTY.**

Ms. Faustinos informed the Board that there were estimates in the staff reports and that the Insurance Broker was very experienced in the area of acquiring liability insurance policies for public agencies.

**Vice Chair moved to adopt the resolution; Mr. Schuchat seconded the motion. Unanimously passed.**

**5. ORAL COMMUNICATIONS**

**A. STATEMENTS, RESPONSES, QUESTIONS OR DIRECTIONS TO STAFF PURSUANT TO §54954.2(a) OF THE GOV. CODE.**

No statements, responses, questions or directions to staff pursuant to Section 54954.2(a) of the Gov. Code were forthcoming.

**B. FUTURE AGENDA ITEMS**

None

**6. ESTABLISH REGULAR MEETING TIME AND PLACE, AND ANNOUNCEMENT OF THE NEXT MEETING.**

It was established that Board meeting will be held on a quarterly or as needed basis. The dates and times will be determined at a later date.

**7. ADJOURNMENT**

The meeting was adjourned at approximately 12:03pm by Chair Colonna.

## **Los Cerritos Wetlands Authority**

Date: September 19, 2006

To: Governing Board Members

From: Belinda V. Faustinos, Executive Officer

Subject: Agenda Item 5. Discussion of the Los Cerritos Wetlands Phase I parcels (formerly known as the Bryant parcels) and consideration of resolution authorizing staff to proceed with preliminary planning for site work and installation of signage.

### **Recommended Action**

Staff is recommending approval of a resolution authorizing the Los Cerritos Wetlands Authority (LCWA) staff to proceed with preliminary planning for site work related to obtaining road access to the area of the Phase I parcels on the west side of the San Gabriel River and to proceed with installation of signage as required in the State Coastal Conservancy grant assigned to the LCWA.

### **Background**

As the Board is aware the Phase I parcels closed escrow on June 30, 2006 and we are now the proud owners of approximately 68 acres in the Los Cerritos Wetlands complex. A map of the acquisition area (Exhibit 4A) is attached for your reference as is the staff report for this item dated May 25, 2006 (Exhibit 4B) which contains more background information on the project history and specifics regarding the terms of the sale of the property to the Trust for Public Land and subsequent transfer to the Los Cerritos Wetlands Authority. The historic acquisition of this land could not have happened without the dedicated work of all the partner agencies including the sellers, their attorneys and of course Signal Hill Petroleum.

However, as with any transaction of this complexity there were several post escrow closing agreements that were necessary in order to complete the deal. One of the most significant and time sensitive issues is securing a road access to the site directly over the retained Bryant parcel on the west side of the property. A temporary access license was secured over the adjoining Bixby owned property however, that license has a 12 month term which will expire on June 30, 2007. Another condition for providing public access to the west side of Phase I is the installation of a fence along the new property line.

Staff has initiated several meetings with the appropriate agencies including the City of Long Beach Engineering Division and the California Coastal Commission (CCC). All project partners have participated in these discussions including the Bryant's representatives and Signal Hill Petroleum. The next steps will involve further studies recommended by the CCC which will be required in order to obtain permits. The initial cost of this work will be provided as in kind services from the State Coastal Conservancy. Our agreement with the Bryants and Signal Hills Petroleum is that Signal Hill Petroleum will share with the LCWA the costs for construction of the temporary road and the Bryants will pay all of the costs for the permanent road.

Even though the State Coastal Conservancy will be contracting for the necessary professional services to obtain the information necessary to apply for the permits it is critical to obtain the approval of the Board for these actions since the LCWA will be the permit applicant. It is expected that once the preliminary planning work is completed the proposed permit application will be presented to the Board for approval.

In addition one of the agreements executed as part of land transfer to LCWA was the assumption of the grant agreement conditions made by the State Coastal Conservancy to the Trust for Public Lands. There is a provision in that agreement for the installation of signage according to certain specifications as shown in Exhibit C. There is \$6, 228.62 available in the grant to cover this cost and possibly additional signs which can be posted at the three main gate entrances to the site. Since grant expenses are paid on a reimbursable basis it is expected that the Signal Hill Lease revenues will provide the cash flow necessary to complete this work.



September 19, 2006, Agenda Item 5

RESOLUTION 2006-

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
AUTHORIZING STAFF TO PROCEED WITH PRELIMINARY PLANNING FOR  
SITE WORK AND INSTALLATION OF SIGNAGE ON THE  
LOS CERRITOS WETLANDS PHASE I PARCELS

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, it is necessary for the LCWA to initiate preliminary planning and signage improvements to the Phase I parcels consistent with executed agreements; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); NOW

*Therefore be it resolved,* that the LCWA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the LCWA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. AUTHORIZES such budget amendments as may be necessary to implement this action.
4. AUTHORIZES the Executive Officer to take any actions that may be necessary to implement this resolution as provided in the staff report dated September 19, 2006.

*~ End of Resolution ~*

Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on September 19, 2006.

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Chair

Attest:

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Terry Fujimoto, Deputy Attorney General

**Los Cerritos Wetlands Authority**

Date: September 19, 2006

To: Governing Board Members

From: Belinda V. Faustinos, Executive Officer

Subject: Agenda Item 6: Discussion and consideration of possible action to adopt a preliminary FY 06/07 Workplan.

**Recommended Action**

Staff is recommending adoption of a preliminary FY 06/07 Workplan as specified below. Approval of this plan will establish immediate direction to staff for project priorities. Due to staffing constraints and other considerations work on many of these projects may need to be deferred to FY 07/08 and beyond. As necessary staff will report back to the Board regarding the status of these projects and make further recommendations for action based on need. Staff will also recommend that the Workplan be kept open and updated as new information is presented to the Board for their consideration.

**Background**

The following is a preliminary description of the major project tasks for the current fiscal year. The projects are not prioritized in any fashion although there are some obvious time sensitive matters such as the Phase I parcels road access to the area west of the San Gabriel River. Projects are listed with a name, description, a status description.

Name	Description	Status
<b>Capital Projects</b>		
Phase I Access Improvements	Work on this project will involve the planning and implementation of road access to the Phase I west parcel, fencing of the property boundary and preliminary signage.	This work has begun and is expected to be a high priority for the remainder of the fiscal year with a completion date of June 30, 2007.
Hellman Acquisition	This project will involve negotiations with the owner, regarding purchase price, terms and environmental clean up.	Pending approval of the Board negotiations for acquisition of this property will be transferred from the Wildlife Conservation Board to the LCWA. Funding for this acquisition would be provided from a WCB grant to the LCWA.
Edison Parcel	On May 30, 2001, Southern California Edison made an irrevocable offer to dedicate (OTD) fee title of a 5.11 acre parcel (the Property) in Los Angeles County to the State Coastal Conservancy located at the North East corner of	Staff will make a recommendation to the Board within the current FY year on whether to request transfer of the offer to the LCWA.

	Studebaker and 2 <sup>nd</sup> Avenue.	
State Lands Parcel	This property has been owned by the State Lands Commission for many years and may present opportunities for expansion of wetlands, providing access to both the Hellman and Phase I properties, recreational access and resource education.	Staff has initiated discussions with State Lands Commission staff regarding possible agreements for use of this site for LCWA purposes.
DWP Parcel (PCH)	This site poses significant opportunities for enhancing public access to the eastern side of the Los Cerritos Wetlands area adjoining the San Gabriel River.	Staff will work with the City of LA Department of Water and Power to identify access and improvement opportunities.
Bixby Parcels	This is the largest single private ownership in the Los Cerritos Wetlands Area comprised of ~ 186 acres both north and south of 2 <sup>nd</sup> Avenue.	Over the years there have been discussions with the owners regarding a possible purchase of portions of this property among many interested parties; LCWA staff will establish a dialogue with the owner regarding possible future interests in a sale.
Bryant Retained Parcels	This property is comprised of the 13.87 gross acres of Bryant retained property.	While the owner contemplates development of these parcels staff will continue to dialogue with the owner regarding possible future interest in a sale of these parcels provided there is a willing seller and that there are funds available for such a purchase.
Wetlands Restoration	Restoration and enhancement of existing wetlands function is one of the primary objectives of the LCWA.	Many preliminary studies have been completed for this area. Staff will make specific recommendations for further action on this item at a subsequent meeting.
Wetlands Stewardship	Active stewardship of the existing wetlands on the Phase I parcels is critical.	Staff will review the steps necessary to insure that existing and restored wetlands are properly planned, implemented and managed.
Public Access Improvements	Public access for wildlife viewing and enjoyment may involve site improvements.	In addition to the DWP & State Lands parcels staff will review and make recommendations for additional public access improvements.
<b>Administrative/ Management Projects</b>		
LCWA Logo	Agency identification via a logo has	Staff developed an interim logo

Development	been and will be a necessary tool for public education about the LCWA and our work.	for use during the Phase I media event pending Board direction to move forward in developing a permanent logo.
Short & Long Term JPA Staffing Issues	Staff work is currently provided by each of the partner agencies however it is recognized that hiring/contracting for agency staff may be necessary in the future.	Continue to evaluate staffing options.
Short & Long Term Property Management Issues	Property management services for the Phase I parcels are expected to be minimal until further restoration of the site is initiated.	Long term property management issues need to be addressed by either transferring the land after the restoration is complete to a trustee agency or identifying some type of long term funding mechanism for on-going LCWA management.
Funding Opportunities	Identification of funding opportunities for new acquisitions, restoration, stewardship, education and interpretation projects are critical to the success of the LCWA.	Staff will evaluate the opportunities for obtaining funds including the settlement trust fund for LCWA purposes on an ongoing basis.
Public Records Act Policy	Each public agency must establish a public records act policy.	This item will be brought to the Board for action at the next meeting.

September 19, 2006, Agenda Item 6

RESOLUTION 2006-07

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
ADOPTING THE PRELIMINARY FY 06/07 WORKPLAN

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, it is necessary for the LCWA to give direction to staff regarding workplan projects; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); NOW

*Therefore be it resolved*, that the LCWA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the LCWA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. ADOPTS staff report and Workplan dated September 19, 2006.
4. AUTHORIZES the Executive Officer to take any actions that may be necessary to implement this resolution as provided in the staff report dated September 19, 2006.

*~ End of Resolution ~*

Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on September 19, 2006.

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Chair

Attest:

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Terry Fujimoto, Deputy Attorney General

**Los Cerritos Wetlands Authority**

Date: September 19, 2006

To: Governing Board Members

From: Belinda V. Faustinos, Executive Officer

Subject: Agenda Item 7: Consideration of resolution authorizing the Executive Officer to negotiate and execute such agreements as may be necessary to provide for appropriate stewardship of the Los Cerritos Wetlands Phase I parcels.

**Recommended Action**

Staff is recommending adoption of a resolution which would authorize the Executive Officer to execute agreements as may be necessary to provide for stewardship of the Los Cerritos Wetlands Phase I parcels provided that: 1) such actions are consistent with all applicable agreements regarding access to the parcels, 2) the agreements will be at no cost to the LCWA, 3) the service provider can meet all insurance and liability provisions that may be recommended by legal counsel and 4) the entity has a proven ability to render such services.

**Background**

There are several local groups that may request from time to time to provide stewardship service to the Phase I parcels. One such group is the Los Cerritos Stewards, Inc. They are a non-profit 501(c)(3) that has contracted with the City of Long Beach, the Bixby's and others to provide clean up and maintenance services related to wetlands. This particular group uses a volunteer base. They are a proven efficient and effective organization with the scientific knowledge to provide such services.

Staff proposes to develop an agreement template with the assistance of counsel to provide a permit for these activities. Such agreements are essential to meet the LCWA's bottom line and our programmatic objectives of providing for a thriving wetlands ecosystem. Staff will rely on the recommendations of our partner agencies for approving entering into an agreement with any particular group/organization that may otherwise meet the criteria identified in the staff recommendation.

September 19, 2006, Agenda Item 7

RESOLUTION 2006-08

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
AUTHORIZING THE EXECUTIVE OFFICER TO NEGOTIATE AND EXECUTE SUCH  
AGREEMENTS AS MAY BE NECESSARY TO PROVIDE FOR APPROPRIATE  
STEWARDSHIP OF THE LOS CERRITOS WETLANDS PHASE I PARCELS

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, the LCWA has acquired certain Phase I parcels which will require active stewardship; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); NOW

*Therefore be it resolved,* that the LCWA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the LCWA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. ADOPTS staff report dated September 19, 2006.
4. AUTHORIZES the Executive Officer to negotiate and execute such agreements as may be necessary to provide for appropriate stewardship of the Los Cerritos Wetlands Phase I parcels

*~ End of Resolution ~*

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Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on September 19, 2006.

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Chair

Attest:

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Terry Fujimoto, Deputy Attorney General

**Los Cerritos Wetlands Authority**

Date: September 19, 2006

To: Governing Board Members

From: Belinda V. Faustinos, Executive Officer

Subject: Agenda Item 8: Consideration of resolution adopting the FY 06/07 budget.

**Recommended Action**

Staff recommends adoption of the FY 06/07 Budget as submitted and detailed in the attached Exhibit A.

**Background**

On April 7, 2006 the LCWA adopted a FY 05/06 budget (Exhibit B). Although there were significant "in kind" expenditures last fiscal year there were no direct revenues or expenditures attributed to the LCWA. However, immediately upon close of escrow and transfer of the Phase I parcels the LCWA was in receipt of \$25,000 in cash. This revenue is attributed to the payment in escrow of the first annual lease payment made by Signal Hill Petroleum for the LCWA. Also paid in escrow was invoice for the property liability policy in the amount of \$5,055 as authorized by the Board on May 26, 2006.

The only significant change to the FY 06/07 budget is related to the Phase I parcels. First is the provision for the carryover lease revenue and allocation of these funds to projected expenditures. Secondly, there will be the expenditure and reimbursement of \$6,228 for purchase and installation of signage.

Further, as noted in the staff report for Item 4 initial planning expenses for public access improvements will be covered by the State Coastal Conservancy. At a future date when the access plan has been finalized and approved there may be further budget amendments necessary for this purpose. Lastly, it is anticipated that the Hellman acquisition will be made with funds granted by the Wildlife Conservation Board (WCB). When this grant is made by the WCB to the LCWA and there is a Board action to accept the funds that amount will be added to the budget.

Although the Joint Powers Agreement provides for annual contributions to the LCWA of up to \$25,000 by each partner agency it is only recommended that the budgeted contribution be limited to \$2,500 from each of the City partners. It is not anticipated at this time that there will be a need for additional contributions due to the Signal Hill lease payment. If there should be some unexpected expense then the participating entities will be asked to make equal contributions for approved purposes.

Since there are still ongoing discussions between the parties as to their "in kind" contributions these types of expenses are not reflected in the budget. Staff will bring this issue back to the Board for discussion and possible action, if necessary, at a future date.

September 19, 2006, Agenda Item 8

RESOLUTION 2006-09

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
ADOPTING THE FY 06/07 BUDGET

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, the joint powers agreement provides for the adoption of an annual budget; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); NOW

*Therefore be it resolved*, that the LCWA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the LCWA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. ADOPTS staff report and budget dated September 19, 2006.
4. AUTHORIZES the Executive Officer to make budget adjustments of up to 10% between budget line items so long as the total amount authorized does not exceed the approved total budget expenses.

*~ End of Resolution ~*

Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on September 19, 2006.

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Chair

Attest:

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Terry Fujimoto, Deputy Attorney General

LOS CERRITOS WETLANDS AUTHORITY  
FY 2005/2006 BUDGET  
4/7/2006

EXPENSE					
Operations	Description	Mo.	3 mos	Type	Agency'
Postage	100 Pieces of Mail @ .37 Mo.	\$37.00	\$111	In Kind*	SCC
Office Supplies	Pens, markers, board meeting supplies	\$25.00	\$75	In Kind*	SCC
Web Page	Web page server per month	\$75.00	\$225	In Kind*	SB
Copying	250 pages @ .05 mo.	\$12.50	\$38	In Kind*	SCC
Staff-Admin	EO at \$35hr, 16 hrs mo	\$558.14	\$1,674	In Kind*	RMC
Staff-Clerical/Web	Sec/Web Master at \$20.34 Hr., 24 hrs mo.	\$488.37	\$1,465	In Kind*	SCC
Fiscal Support	Fiscal Staff Blend, \$35hr., 8 hrs mo.	\$279.07	\$837	In Kind*	LB
Liability Insurance	N/A until land is purchased, grants recv'd.	\$0.00	\$0	N/A**	
Bond	Board Members, \$1 million policy	N/A	\$2,000		LB/SB
					LB/SB
<b>Operations Total</b>			<b>\$6,425</b>		
<b>Distribution by Expense Type</b>					
In Kind			\$4,425	RMC	\$1,674
Hard Cost (Cash)			\$2,000	SCC	\$1,689
				LB	\$1,837
<b>Distribution Total</b>			<b>\$6,425</b>	SB	\$1,225
				<b>Sub total</b>	<b>\$6,425</b>

REVENUE			
<b>Cash-Hard Costs</b>			
	Long Beach		\$1,000
	Seal Beach		\$1,000
<b>In Kind</b>			
	RMC		\$1,674
	SCC		\$1,689
	City of Long Beach		\$837
	City of Seal Beach		\$225
<b>REVENUE GRAND TOTAL</b>			<b>\$6,425</b>
<b>POTENTIAL ANNUAL OPERATIONS EXPENSE</b>			
Executive Officer (Low End)	Base Salary, Benefits	\$7,150.00	\$85,800.00
Executive Secretary	Base Salary, Benefits	\$4,550.00	\$54,600.00
<b>Sub total Personnel</b>			<b>\$140,400.00</b>
Operations	Office Supplies, Travel, Rent, Misc.		\$75,000.00
<b>TOTAL POTENTIAL OPERATIONS EXPENSE</b>			<b>\$215,400.00</b>

## LOS CERRITOS WETLANDS AUTHORITY

## FY 2006/2007 BUDGET

9/19/2006

Line Item	Description	Recurring Exp/Rev	Mo.	Annual
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## EXPENSE

## General Administrative Expense

Web Page	Web page domain & e-mail	Yes	\$50	\$600
Liability Insurance	General & Umbrella Policy	Yes	N/A	\$5,056
Bond	Board Members, \$1 million policy	Yes	N/A	\$250
Minor Expenses not otherwise classified	Possible expenses related to filing fees and other misc. admin expenses	Yes	N/A	\$5,500
<b>Administrative Sub Total</b>				<b>\$11,406</b>

## Property Management Expenses

Signage	Fabrication and installation of up to four signs on the Phase I parcels	No	N/A	\$6,229
Minor Stewardship Expenses Related to Phase I parcels	Includes possible expenses for dumpsters and minor items such as trash bags, dumping fees	Yes	N/A	\$13,538
<b>Property Management Sub Total</b>				<b>\$19,767</b>

## Total Budgeted Expenses

\$31,173

## REVENUE

Signal Hill Petroleum Lease Payment Carryover	On June 30 the 1st lease payment was made by SHP and the invoice for the 1st year's liability policy was made in escrow, the remaining balance is carried over as CY revenue	Yes	N/A	\$19,944
Coastal Conservancy Grant	This is a reimburseable grant that will provide for purchase and installation of signs upon Board approval	No	N/A	\$6,229
City Cash Contributions	This allocation will provide for an contingency expenditures at \$2,500 for each City partner.	Yes	N/A	\$5,000

## Total Revenue

\$31,173

**Los Cerritos Wetlands Authority**

Date: September 19, 2006

To: Governing Board Members

From: Belinda V. Faustinos, Executive Officer

Subject: Agenda Item 9: Consideration of resolution authorizing the Executive Officer to approve payments for FY 06/07 budget items consistent with adopted fiscal policies.

**Recommended Action**

Staff recommends adoption of the attached resolution.

**Background**

In order to efficiently process payments on approved budgeted items up to \$5,000, such as insurance premiums, web site services, mail, filing fees, etc. it is essential to make provisions for authorizing the Executive Officer to approve such payments provided that they do not exceed the budgeted amount. This recommendation is consistent with our adopted policies and the practices of the City of Long Beach, our Treasurer. Attached as Exhibit A are the adopted fiscal policies. It should be noted that while the Executive Officer of the RMC serves as the Executive Officer of the LCWA this authority would not apply to the approval for expenditure of funds that may be granted to the Authority by the RMC. This will insure that there is a separation of operations and maintenance of fiduciary responsibilities for the protection and proper management of state bond funds. It is recommended that in this particular situation the Treasurer of the LCWA be authorized to approve payments.

September 19, 2006, Agenda Item 9

RESOLUTION 2006-10

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
AUTHORIZING THE EXECUTIVE OFFICER TO APPROVE PAYMENTS  
FOR FY 06/07 BUDGET ITEMS CONSISTENT WITH THE  
ADOPTED FISCAL POLICIES

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, the LCWA has adopted fiscal policies which provide procedures for the approval of budgeted expenditures; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); NOW

*Therefore be it resolved*, that the LCWA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the LCWA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. ADOPTS staff report and budget dated September 19, 2006.
4. AUTHORIZES the Executive Officer to approve payments for FY 06/07 budget items consistent with adopted fiscal policies.

*~ End of Resolution ~*

Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on September 19, 2006.

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Chair

Attest:

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Terry Fujimoto, Deputy Attorney General

## **Los Cerritos Wetlands Authority**

Date: September 19, 2006

To: Governing Board Members

From: Belinda V. Faustinos, Executive Officer

Subject: Agenda Item 10: Consideration of resolution authorizing negotiations for possible acquisition of ~100 acres of land commonly known as the "Hellman" property in Seal Beach by the LCWA.  
 Property Description: Assessor Parcel Nos.: 043-160-31, 043-160-32, 043-160-59 (Portion), 043-160-61 (Portion), 095-010-25 (Portion), 095-010-26 (Portion), 095-010-59 (Portion).  
 Property Owner: Hellman Properties LLC, A California Limited Liability Company; Property Owner Negotiator: Jerry Tone.  
 LCWA Negotiators: Elena Eger, Mary Small, Jack Liebster, and Belinda V. Faustinos  
 Under Consideration: Price and terms

### **Recommended Action**

Staff recommends adoption of the attached resolution authorizing LCWA negotiators to enter into formal discussions with the specified representative of Hellman Properties LLC, A California Limited Liability Company for possible acquisition of approximately 100 acres as specified above based upon price and terms to be discussed in closed session.

### **Background**

On April 4, 2006 the LCWA received and filed a report on the Hellman project. The portion of the Hellman Property being pursued for acquisition comprises 100 acres located in the City of Seal Beach (Exhibit 9A-Vicinity Map & 9B-Parcel Map & Legal Description). The property is subject to a deed restriction that requires the owner to sell it for conservation purposes. The property has historically been used for oil production, and the site is largely undeveloped.

The Wildlife Conservation Board has committed to fund the acquisition of the Hellman property through a grant to the LCWA. While the Wildlife Conservation Board has paid to have the property appraised, the report is deemed to be out-of-date and is scheduled to be updated. As with previous valuations, the new appraisal will assume that the property does not require any environmental remediation. It is anticipated that the final purchase price will be the appraised value less a portion of the costs of cleaning up the site.

More than a dozen environmental site investigations have been completed since 1987. The property owners and the State Coastal Conservancy have both independently and jointly funded a number of studies to assess the environmental conditions of the site. Most recently, the Conservancy and the owners jointly funded a Supplemental Environmental Site Investigation completed in 2004. The purpose of this study was to summarize the existing data and identify critical data gaps, specifically with regard to the potential future use of the property for habitat and wetland restoration.



In May 2005, representatives from the Cities of Seal Beach, Long Beach, the Coastal Conservancy, the Rivers and Mountains Conservancy, the Wildlife Conservation Board, US Fish and Wildlife Service and the consulting team met to discuss the findings of the recent report and next steps. Based on the recommendations of that meeting, the property owners agreed to pay for additional water quality monitoring and that work began early in 2006. The Coastal Conservancy had the consultant team compare the levels of contaminants found at Hellman to the Ecological Risk Assessment completed for the Bolsa Chica project as a way to establish how much clean-up would be needed prior to restoration. A report has been received and staff is prepared to begin direct negotiations with the landowner since the Wildlife Conservation Board had determined that they will step aside as the primary negotiator. They will continue to have a vital role in the acquisition and are expected to recommend approval of a grant to the LCWA for acquisition of the site once the price and terms can be agreed upon.

It is expected that the Board will give direction to staff regarding the terms of these negotiations in closed session.

September 19, 2006, Agenda Item 10

RESOLUTION 2006-11

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
AUTHORIZING NEGOTIATIONS FOR POSSIBLE ACQUISITION OF  
100 ACRES OF LAND COMMONLY KNOWN AS  
THE HELLMAN PROPERTY IN THE CITY OF SEAL BEACH

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, the LCWA has identified this project in the adopted Workplan; and

WHEREAS, the "Hellman" property has a deed restriction that requires the owner to sell it for conservation purposes and there is a willing seller; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); NOW

*Therefore be it resolved,* that the LCWA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the LCWA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. ADOPTS staff report dated September 19, 2006.
4. AUTHORIZES the staff identified in the staff report to enter into negotiations for possible acquisition of 100 acres of land commonly known as the "Hellman" property in the City of Seal Beach consistent with instructions provide by the Board in closed session.

*~ End of Resolution ~*

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Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on September 19, 2006.

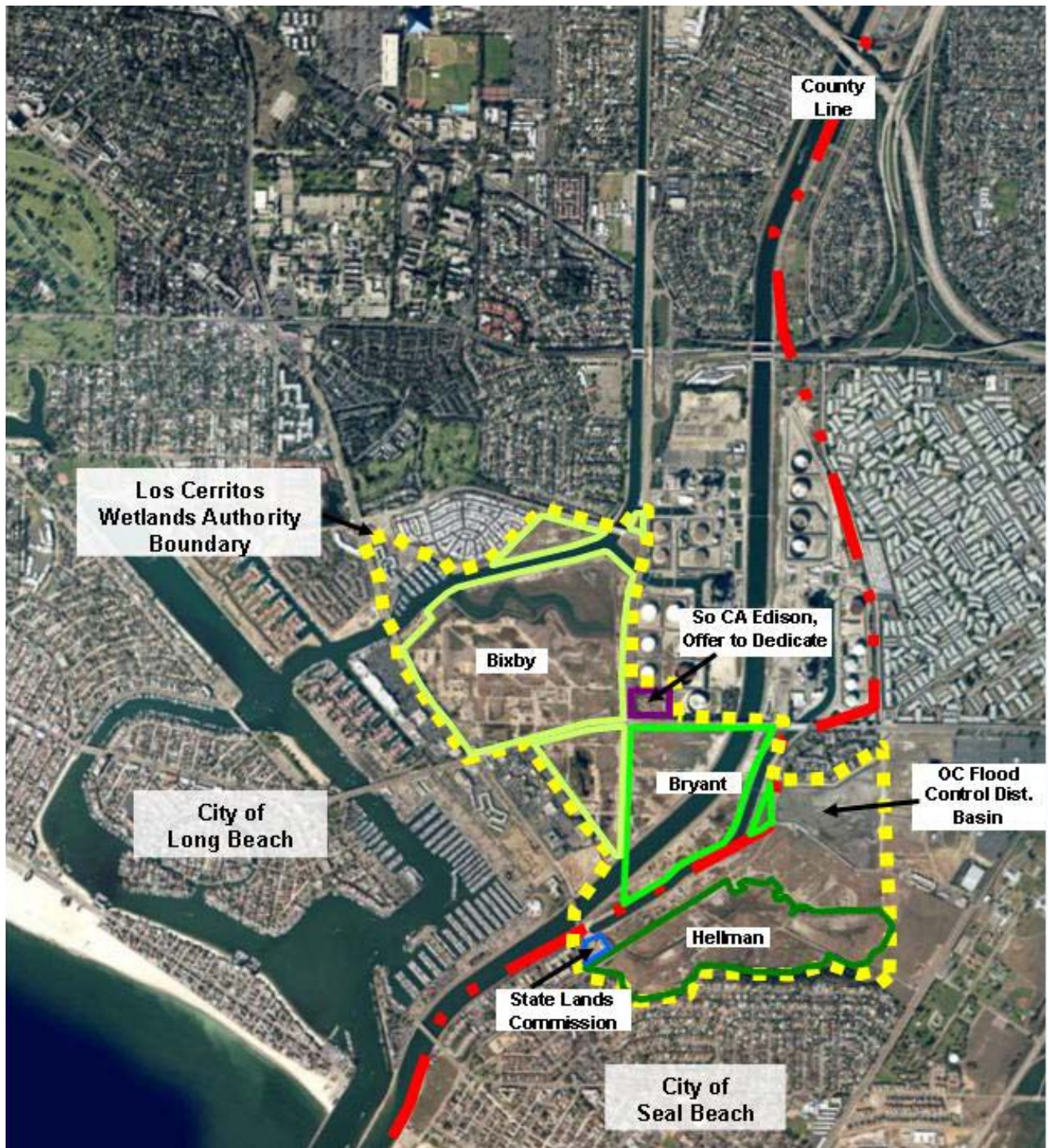
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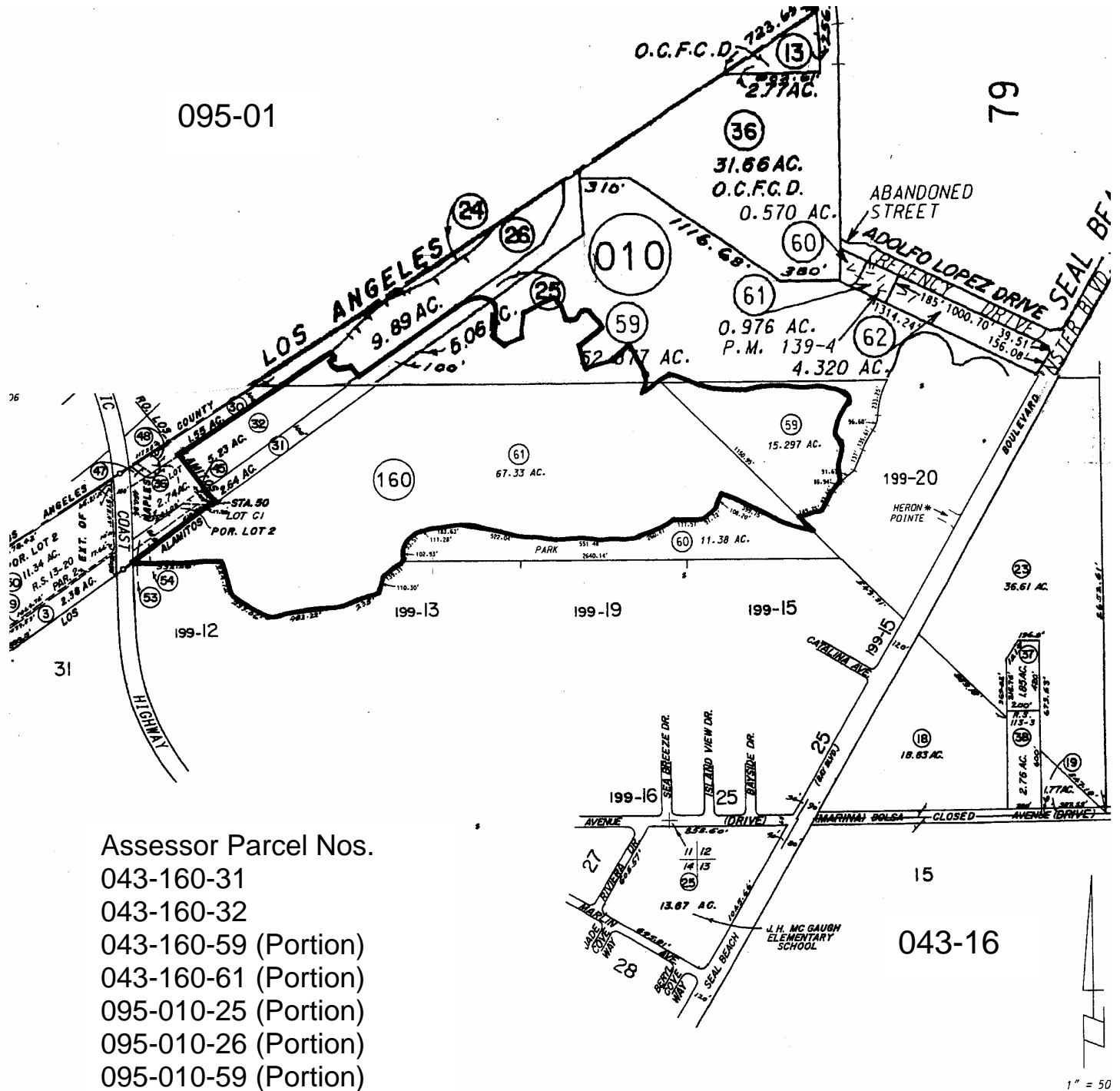
Chair

Attest:

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Terry Fujimoto, Deputy Attorney General





Assessor Parcel Nos.  
 043-160-31  
 043-160-32  
 043-160-59 (Portion)  
 043-160-61 (Portion)  
 095-010-25 (Portion)  
 095-010-26 (Portion)  
 095-010-59 (Portion)

SAN GABRIEL EXT. OF NAPLES M.M. 7-31  
 PARCEL MAP 32-16

NOTE - ASSESSOR'S BLOCK &  
 PARCEL NUMBERS  
 SHOWN IN CIRCLES

ASSESSOR'S MAP  
 BOOK 043 PAGE 16  
 COUNTY OF ORANGE

\*PRIVATE STREET







Preliminary Report

**OR-2125328**  
TITLE OFFICER - ROGER C. REIMER

## DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ORANGE, CITY OF SEAL BEACH, AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND BEING A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 5 SOUTH, RANGE 12 WEST, IN THE RANCHO LOS ALAMITOS, AS PER MAP FILED IN DECREE OF PARTITION IN THE SUPERIOR COURT OF LOS ANGELES COUNTY, CALIFORNIA, CASE NO. 13527, A CERTIFIED COPY OF WHICH WAS RECORDED FEBRUARY 2, 1891 IN BOOK 14, PAGE 31 OF DEEDS, RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 1817, AS SHOWN ON MAP FILED IN BOOK 82, PAGES 26 TO 31 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°47'55" WEST 729.00 FEET" (FOR THE PURPOSE OF THIS DESCRIPTION, SAID COURSE HAS A BEARING OF NORTH 88°45'31" WEST); THENCE NORTH 04°00'14" EAST, A DISTANCE OF 102.93 FEET; THENCE NORTH 45°30'16" EAST, A DISTANCE OF 93.51 FEET; THENCE NORTH 72°30'42" EAST, A DISTANCE OF 111.28 FEET; THENCE SOUTH 89°01'35" EAST, A DISTANCE 183.63 FEET; THENCE SOUTH 80°02'35" EAST, A DISTANCE OF 522.04 FEET; THENCE SOUTH 88°31'39" EAST, A DISTANCE OF 551.48 FEET; THENCE NORTH 66°46'37" EAST, A DISTANCE OF 260.47 FEET; THENCE NORTH 89°59'54" EAST, A DISTANCE OF 177.57 FEET; THENCE NORTH 55°17'18" EAST, A DISTANCE OF 97.72 FEET; THENCE NORTH 19°26'15" EAST, A DISTANCE OF 108.20 FEET; THENCE SOUTH 63°15'47" EAST, A DISTANCE OF 399.75 FEET; THENCE SOUTH 67°33'14" EAST, A DISTANCE OF 220.03 FEET TO A POINT, SAID POINT BEING DISTANT NORTH 38°18'28" WEST 188.40 FEET FROM THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF TRACT NO. 2590 AS SHOWN ON MAP FILED IN BOOK 82, PAGES 32 TO 38 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY AS HAVING A BEARING AND DISTANCE OF "NORTH 89°47'55" WEST 1911.02 FEET" (FOR THE PURPOSE OF THIS DESCRIPTION SAID COURSE HAS A BEARING OF NORTH 88°45'31" WEST); THENCE NORTH 19°18'05" EAST, A DISTANCE OF 5.00 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 95.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 19°18'05" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°00'23" AN ARC DISTANCE OF 92.86 FEET; THENCE NORTH 65°31'42" EAST, A DISTANCE OF 62.44 FEET; THENCE NORTH 42°47'43" EAST, A DISTANCE OF 35.32 FEET; THENCE NORTH 24°42'31" EAST, A DISTANCE OF 42.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 169.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°55'43" AN ARC DISTANCE OF 20.44 FEET; THENCE NORTH 31°38'14" EAST, A DISTANCE OF 93.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°11'57" AN ARC DISTANCE OF 86.95 FEET; THENCE NORTH 52°50'11" EAST, A DISTANCE OF 91.67 FEET; THENCE NORTH 25°30'00" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 44°33'18" WEST, A DISTANCE OF 35.94 FEET; THENCE NORTH 17°46'21" WEST, A DISTANCE OF 59.22 FEET; THENCE NORTH 07°15'38" EAST, A DISTANCE OF 153.57 FEET; THENCE NORTH 13°46'53" EAST, A DISTANCE OF 204.38 FEET; THENCE NORTH 20°51'29" WEST, A DISTANCE OF 86.85 FEET; THENCE SOUTH 89°51'45" WEST, A DISTANCE OF 671.87 FEET; THENCE SOUTH 77°49'13" WEST, A DISTANCE OF 98.41 FEET; THENCE SOUTH 88°31'46" WEST, A DISTANCE OF 213.69 FEET; THENCE NORTH 67°00'51" WEST, A DISTANCE OF 221.02 FEET; THENCE SOUTH 62°19'40" WEST, A DISTANCE OF 140.60 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 66.54 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS NORTH 47°58'48" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°37'31" AN ARC DISTANCE OF 91.31 FEET; THENCE NORTH 36°36'19" WEST, A DISTANCE OF 176.71 FEET; THENCE SOUTH 54°32'19" WEST, A DISTANCE OF 85.34 FEET; THENCE SOUTH 71°55'17" WEST, A DISTANCE OF 175.92 FEET; THENCE NORTH 5°49'02" WEST, A DISTANCE OF 194.14 FEET; THENCE NORTH 45°49'05" EAST,



Preliminary Report

**OR-2125328**

TITLE OFFICER - ROGER C. REIMER

A DISTANCE OF 132.49 FEET; THENCE NORTH 44°10'55" WEST, A DISTANCE OF 59.07 FEET; THENCE NORTH 86°56'11" WEST, A DISTANCE OF 30.16 FEET; THENCE SOUTH 45°49'05" WEST, A DISTANCE OF 58.29 FEET; THENCE SOUTH 86°30'28" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 15°12'22" WEST, A DISTANCE OF 132.48 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 216.37 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 10°29'21" WEST; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°16'19" AN ARC DISTANCE OF 152.08 FEET; THENCE SOUTH 7°26'55" WEST, A DISTANCE OF 198.90 FEET; THENCE SOUTH 69°55'46" WEST, A DISTANCE OF 205.85 FEET; THENCE NORTH 65°04'26" WEST, A DISTANCE OF 82.51 FEET; THENCE NORTH 3°02'33" WEST, A DISTANCE OF 124.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 112.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°06'02" AN ARC DISTANCE OF 103.80 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 134.00 FEET, A RADIAL LINE OF SAID CURVE FROM SAID POINT BEARS SOUTH 33°51'25" WEST, THE WESTERLY TERMINUS OF SAID CURVE BEING TANGENT WITH THE NORTHWESTERLY LINE OF THE 100-FOOT WIDE STRIP OF LAND DESCRIBED IN PARCEL 2 OF THE DEED TO THE CITY OF LOS ANGELES RECORDED FEBRUARY 15, 1961 AS INSTRUMENT NUMBER 8456 IN BOOK 5629, PAGE 527 OF OFFICIAL RECORDS, RECORDS OF SAID ORANGE COUNTY; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°06'19" AN ARC DISTANCE OF 159.28 FEET TO SAID NORTHWESTERLY LINE; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 55°45'06" WEST, A DISTANCE OF 805.21 FEET; THENCE NORTH 34°14'54" WEST, A DISTANCE OF 58.64 FEET; THENCE NORTH 77°35'15" WEST, A DISTANCE OF 93.96 FEET; THENCE SOUTH 79°23'28" WEST, A DISTANCE OF 268.24 FEET TO THE SOUTHEASTERLY LINE OF THE 100-FOOT WIDE STRIP OF LAND DESCRIBED IN PARCEL 1 OF SAID DEED TO THE CITY OF LOS ANGELES; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 58°08'13" WEST, A DISTANCE OF 732.72 FEET TO THE "BOUNDARY LINE" DESCRIBED IN SEAL BEACH BOUNDARY AGREEMENT NO. 2 RECORDED APRIL 8, 1968 AS INSTRUMENT NO. 4889 IN BOOK 8565, PAGE 1 OF OFFICIAL RECORDS, RECORDS OF SAID ORANGE COUNTY, SAID LINE BEING THE LINE BETWEEN STATIONS 50 AND 51 OF SAID RANCHO LOS ALAMITOS, SAID LINE ALSO BEING SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 90, PAGES 23 TO 30 INCLUSIVE OF RECORD OF SURVEYS, RECORDS OF SAID ORANGE COUNTY; THENCE ALONG SAID "BOUNDARY LINE", SOUTH 36°43'47" EAST, A DISTANCE OF 365.38 FEET; AND SOUTH 55°45'06" WEST, A DISTANCE OF 613.78 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT NO. 1817; THENCE ALONG THE GENERAL NORTHERLY LINE OF SAID TRACT NO. 1817 AS FOLLOWS: SOUTH 88°45'31" EAST, A DISTANCE OF 532.26 FEET; SOUTH 16°39'41" EAST, A DISTANCE OF 224.70 FEET; SOUTH 57°11'23" EAST, A DISTANCE OF 233.05 FEET; THENCE NORTH 84°26'06" EAST, A DISTANCE OF 483.24 FEET; AND NORTH 69°00'41" EAST, A DISTANCE OF 234.95 FEET TO THE MOST WESTERLY CORNER OF LOT 58 OF SAID TRACT NO. 1817; THENCE ALONG THE WESTERLY LINES OF LOTS 58 AND 59 OF SAID TRACT NO. 1817 TO AND ALONG THE WESTERLY AND NORTHWESTERLY LINES OF PARCEL 2 AS SHOWN ON LOT LINE ADJUSTMENT NO. LL 97-1 RECORDED APRIL 2, 1997 AS INSTRUMENT NO. 19970149485 OF OFFICIAL RECORDS, RECORDS OF SAID ORANGE COUNTY, NORTH 14°33'21" EAST, A DISTANCE OF 139.78 FEET; AND NORTH 64°17'47" EAST, A DISTANCE OF 118.40 FEET TO THE POINT OF BEGINNING.



**Los Cerritos Wetlands Authority**

Date: September 19, 2006

To: Governing Board Members

From: Belinda V. Faustinos, Executive Officer

Subject: Agenda Item 11: Consideration of resolution supporting Proposition 84, the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Act of 2006.

**RECOMMENDATION**

Adoption of the attached resolution supporting the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Act of 2006.

**BACKGROUND**

With the notable exception of the State General Funds recently used for the Los Cerritos Phase I acquisition virtually all of the recent state resource funding has resulted from resource initiatives such as Propositions 12, 13, 40 and 50. Without a doubt it is critical to the resource protection program for the Los Cerritos Wetlands area that further state capital funds be available to meet the funding needs to accomplish restoration of this ecosystem.

Exhibit 10A highlights the funding categories for this measure, some of which could be used to support the work of the LCWA.

September 19, 2006, Agenda Item 11

RESOLUTION 2006-12

RESOLUTION OF THE LOS CERRITOS WETLANDS AUTHORITY (LCWA)  
SUPPORTING PROPOSITION 84

WHEREAS, the Los Cerritos Wetlands Authority (Authority) has been established between the Coastal Conservancy, the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy, the City of Seal Beach and the City of Long Beach to facilitate the acquisition, protection, conservation, restoration, maintenance and operation an environmental enhancement of the Los Cerritos Wetlands; and

WHEREAS, the LCWA has adopted a Workplan which will require access to future resource funds; and

WHEREAS, Proposition 84 could, if approved by the voters, provide a source of funding for projects on the Workplan; and

WHEREAS, this action is exempt from the environmental impact report requirements of the California Environmental Quality Act (CEQA); NOW

*Therefore be it resolved*, that the LCWA hereby:

1. FINDS that this action is consistent with the purposes and objectives of the LCWA.
2. FINDS that the actions contemplated by this resolution are exempt from the environmental impact report requirements of the California Environmental Quality Act.
3. ADOPTS staff recommendation dated September 19, 2006 supporting Proposition 84.

*~ End of Resolution ~*

Passed and Adopted by the Board of the LOS CERRITOS WETLANDS AUTHORITY on September 19, 2006.

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Chair

Attest:

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Terry Fujimoto, Deputy Attorney General

## **Proposition 84: Clean Water, Parks and Coastal Protection Bond**

### **Funding Categories**

Proposition 84, a \$5.4 billion initiative slated for the November 2006 statewide ballot, provides funding for all of the major natural resource protection and water programs at the state level. The total amount of funding for water programs is \$2.714 billion and includes:

#### **\$240 million for Safe Drinking Water**

- \$10 million for Emergency Safe Drinking Water Projects
- \$180 million for Small Community Grants
- \$50 million for Safe Drinking Water Revolving Fund

#### **\$1.285 billion for Integrated Water Management and Water Quality**

- \$80 million for the Clean Water Revolving Fund
- \$1 billion for Integrated Regional Water Management Grants (DWR)
- \$60 million for Groundwater Cleanup Loans and Grants (DHS)
- \$130 million for Delta Water Quality Improvement
- \$15 million for Agricultural Pollution Reduction

#### **\$800 million for Flood Control**

- \$30 million for Floodplain Mapping
- \$275 million for Flood Control
- \$275 million for Delta Levees
- \$180 million for Subventions
- \$40 million for Flood Corridors

#### **\$65 million for Statewide Water Planning and Design**

- Surface Water Storage Planning and Feasibility (CalFed)
- Evaluation of Climate Change Impacts on Flood and Water Systems
- Flood Protection Improvement
- Other Studies Related to Integration of Flood and Water Systems

#### **\$928 million for Protection of Rivers, Lakes and Streams**

- \$90 million for Stormwater Cleanup (TMDLs)
- \$180 million for Environmental Conflicts Related to Water Projects
- \$90 million for Colorado River, QSA and Salton Sea
- \$54 million for Public Access to State Water Projects (State's obligation)
- \$72 million for River Parkways and \$18 million for Urban Streams
- \$72 million for the LA/San Gabriel Rivers
- \$36 million for the San Joaquin River
- \$36 million for Coachella/Desert Area
- \$45 million for the Santa Ana River
- \$90 million for Sierra Nevada Rivers and Lake Tahoe
- \$45 million for Restoration/Conservation projects (California Conservation Corps)
- \$100 million for San Joaquin River Restoration

**\$450 million for Wildlife and Forest Conservation**

- \$180 million for Forests
- \$135 million for Wildlife
- \$90 million for Natural Community Conservation Plans
- \$45 million for Working Landscapes
  - \$15 million for Grazing Land
  - \$15 million for Oak Woodlands
  - \$10 million for Farmland Conservancy Program
  - \$5 million for Wildlife Stewardship Grants

**\$540 million for Beaches, Bays and Coastal Protection**

- \$90 million for Clean Beaches (coastal stormwater/TMDLs)
- \$225 million for Bays
  - \$108 million for the San Francisco Bay
  - \$45 million for the Monterey Bay
  - \$45 million for the Santa Monica Bay Watersheds
  - \$27 million for the San Diego Bay
- \$135 million for the State Coastal Conservancy
- \$90 million for the Ocean Protection Trust Fund

**\$500 million for Parks and Nature Education Centers**

- \$400 million for State Parks
- \$100 million for Nature Education Centers, Museums and Aquariums

**\$580 million for Sustainable Communities**

- \$90 million for Urban Greening and Joint Use Projects
- \$400 million for Local and Regional Parks
- \$90 million for Planning and Incentives for Resource Conservation